

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R47000

Property Information

property address: 1720 S TEXAS AVE
legal description: WATSON-HOWELL BLOCK 1, LOT 17-25, "HOLIDAY PLAZA MOTEL"
owner name/address: WEIR, GEORGE
8992 WHITE CREEK RD
COLLEGE STATION, TX 77845-6108
full business name: Holiday Plaza Motel & coffee shop
land use category: Comm Retail type of business: Motel
current zoning: C3 occupancy status: occupied
lot area (square feet): 85901 frontage along Texas Avenue (feet): 144
lot depth (feet): 435 sq. footage of building: 20004
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 8 building height (feet): 15 # of stories: 1
type of buildings (specify): wood

building/site condition: 3 rotting wood, cracking walls

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) left side not in compliance

approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no — walk-ways
other improvements: ☒ yes ☐ no (specify) metal storage shed
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 2 type/material of sign: electric
overall condition (specify): fair
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 53
lot type: ☐ asphalt ☒ concrete ☐ other
space sizes: 5 x 14 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: moderate
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) Washer, BBQ PK, Coke Machine, "Ready 2 Go" ice Maker
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

